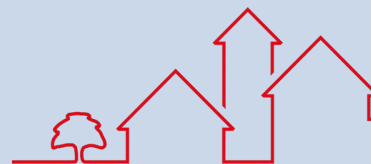




**21 Parsons Mead, Flax Bourton**

Guide Price **£699,950**



**Parker's**

Estate Agents & Property Lettings





## 21 Parsons Mead

Flax Bourton, Bristol

**A gorgeous 4-bedroom detached house with off-street parking and a double garage, located in the sought-after Parsons Mead development in Flax Bourton.**

21 Parsons Mead is a stunning home, offering space, style, and natural light. The spacious hallway leads to a lounge that stretches from the front to the rear of the property, featuring a large front window and sliding doors that open onto the garden. The log burner adds a cosy touch, perfect for relaxing evenings.

The kitchen/breakfast room is a showstopper, with a sleek royal blue fitted kitchen, quartz worktops, and integrated appliances. This fabulous space is ideal for family gatherings and opens directly onto the garden. Off the kitchen, you'll find a utility room with a sink, additional storage, and access to the garage. There is also a separate dining room with doors connecting to the lounge, providing flexible living options and a study and a downstairs cloakroom.

Upstairs, there are four bedrooms. The main bedroom includes fitted wardrobes and a stylish en-suite. Two other bedrooms are generously sized doubles with fitted wardrobes, and a family bathroom and ample storage throughout.



## 21 Parsons Mead

Flax Bourton, Bristol

To the front, the property is framed by a charming lawn with shrubs, a paved driveway with parking for two cars, and access to the double garage. The rear garden, accessed from both the kitchen and lounge, features a patio and lawn that catch the morning sun. There is a wood store, additional storage for garden equipment, and garage access. Around the corner, you'll find another lawned area with shrubs, perfect for children to play or to enjoy the south-facing aspect. There is also convenient side access.

The property benefits from an energy-efficient air-source heat pump, providing sustainable heating throughout the home.

This splendid home is situated on a peaceful, family-oriented road and has been carefully maintained, making it move-in ready

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### Entrance Hall

### Lounge

23' 0" x 12' 6" (7.00m x 3.80m)

### Kitchen/Breakfast Room

14' 5" x 20' 4" (4.40m x 6.20m)

### Dining Room

11' 2" x 9' 10" (3.40m x 3.00m)

### Utility Room

8' 6" x 10' 2" (2.60m x 3.10m)

### Study

9' 6" x 7' 10" (2.90m x 2.40m)

### Landing

### Bedroom 1

11' 6" x 13' 9" (3.50m x 4.20m)

### En-suite

5' 7" x 7' 3" (1.70m x 2.20m)

### Bedroom 2

11' 2" x 11' 10" (3.40m x 3.60m)

### Bedroom 3

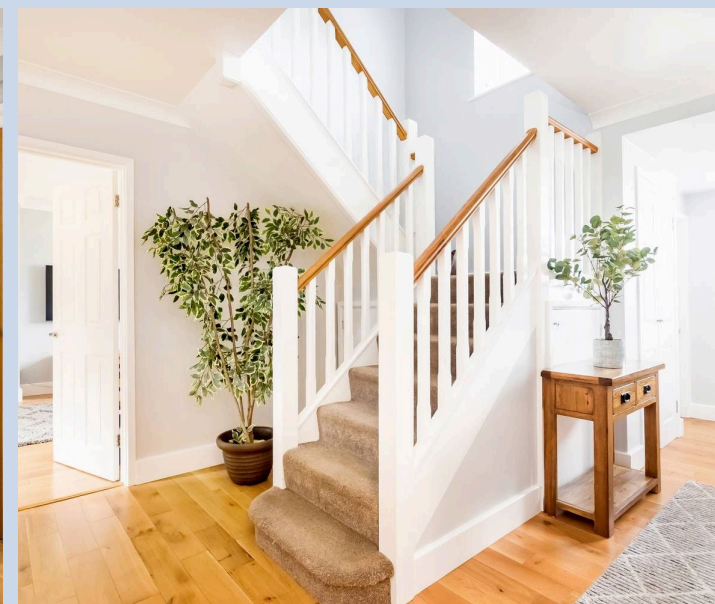
11' 6" x 11' 10" (3.50m x 3.60m)

### Bedroom 4

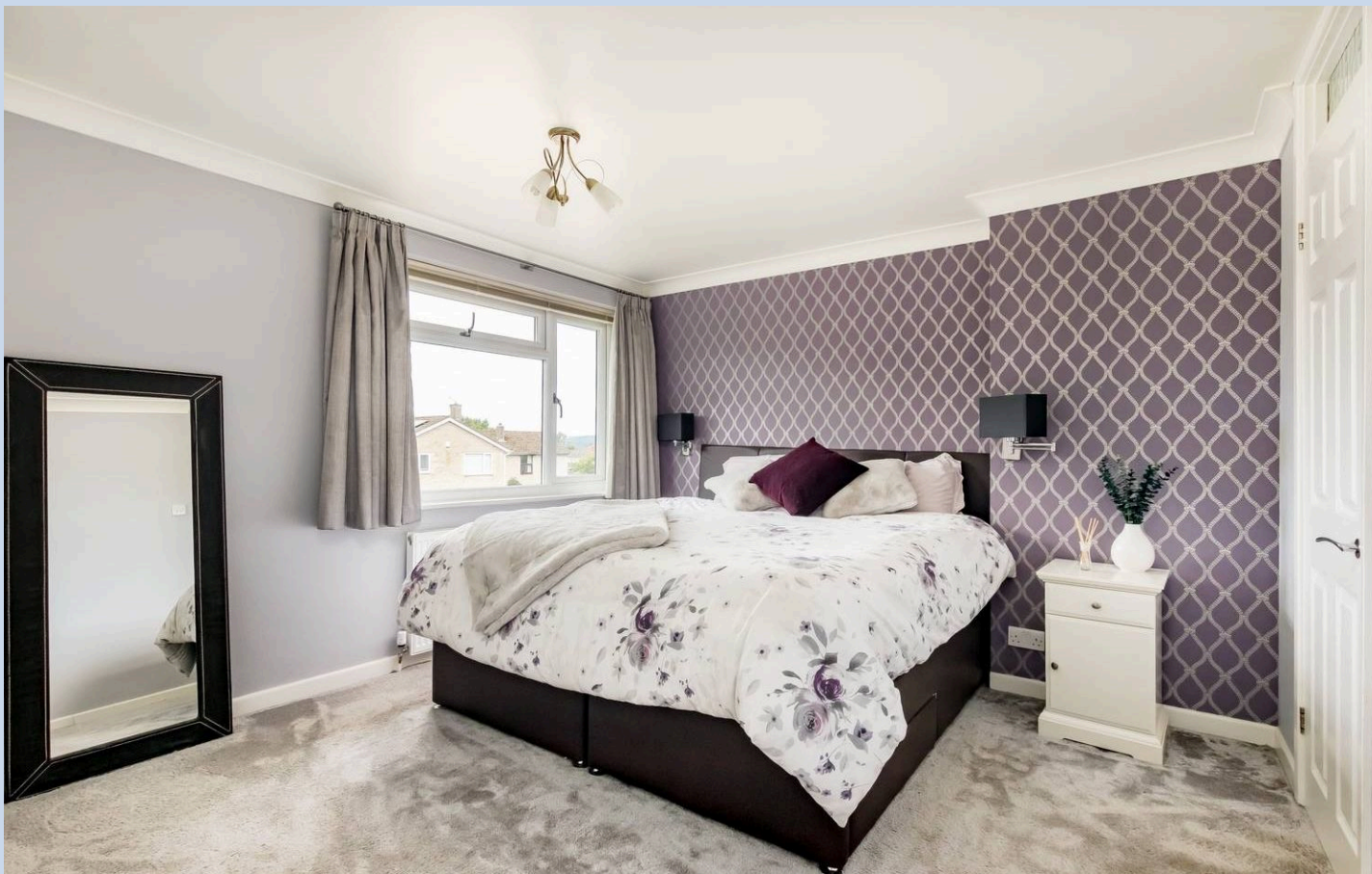
7' 10" x 8' 10" (2.40m x 2.70m)

### Bathroom

7' 3" x 7' 7" (2.20m x 2.30m)







**FRONT GARDEN**

**REAR GARDEN**

**Double garage**

**2 Parking Spaces**

**Driveway**

**2 Parking Spaces**

### **Flax Bourton:**

Flax Bourton, a serene village in North Somerset, offers a peaceful escape surrounded by green fields and nature. Woodlands and the nearby Tyntesfield Estate beckon nature lovers to explore the outdoors. The close-knit community fosters a warm and supportive environment. Families appreciate the inviting atmosphere and proximity to educational facilities, including Flax Bourton C of E School and Backwell Senior. With convenient access to Bristol, M4, M5 corridors, and Bristol Airport, this idyllic locale provides an ideal setting for raising children, enveloped in a rich tapestry of history and scenic beauty.

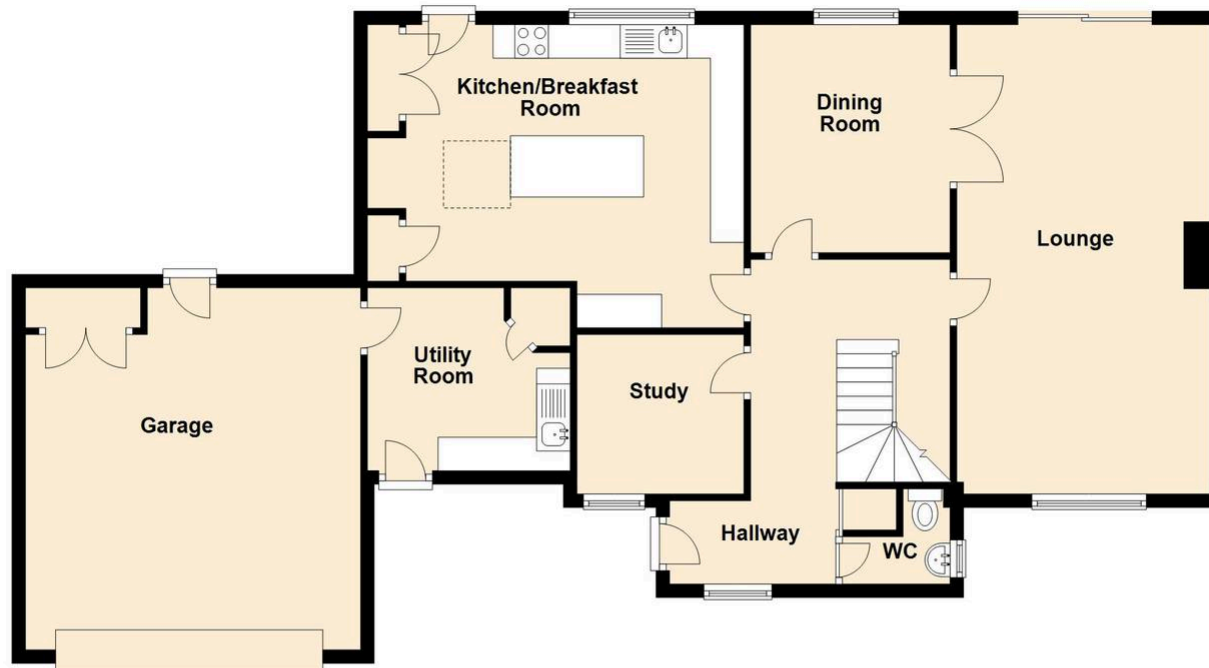




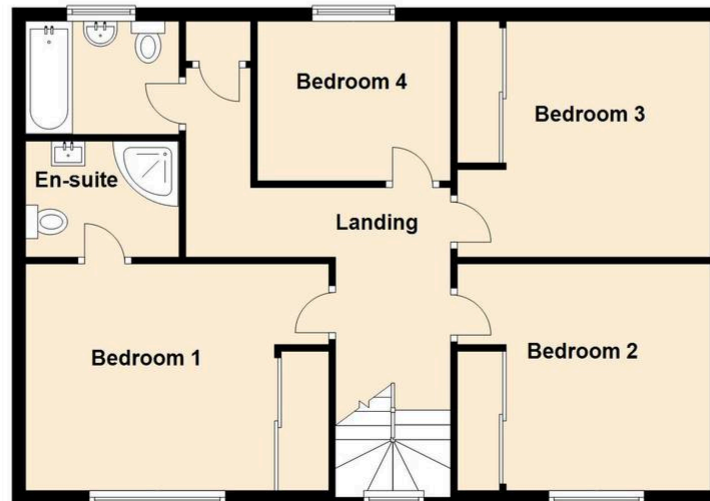




Ground Floor



First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

21 Parson Mead, Backwell



## Parker's Estate Agents

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

